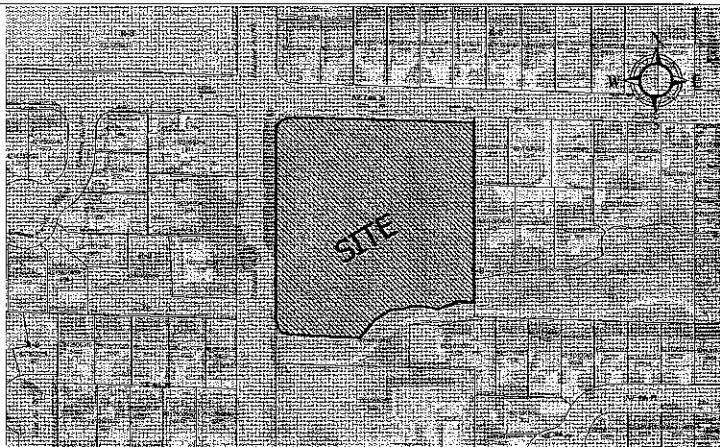


ENVIRONMENTAL REVIEW COMMITTEE REPORT AND ADMINISTRATIVE SHORT PLAT REPORT & DECISION

ERC MEETING DATE:	October 11, 2010
Project Name:	Binder/Sibley Short Plat
Owner:	Patricia M. Binder; 980 Hoquiam Ave NE; Renton, WA 98059
Applicant:	Chris Sibley; 980 Hoquiam Ave NE; Renton, WA 98059
Contact:	Craig Krueger; DBA Land Planning; 733 7 th Ave #100; Kirkland, WA 98033
File Number:	LUA10-066, ECF, SHPL-A
Project Manager:	Rocale Timmons, Associate Planner
Project Summary:	<p>The applicant is requesting Administrative Short Plat approval and Environmental Review for an existing 89,225 square foot parcel to be subdivided into two lots with two tracts. Tract A, which contains three additional shadow lots, would be set aside for future development in order to satisfy the minimum density requirement of the zone. A 41,094 square foot, Category 3, wetland is present in the southwest portion of the site and would be placed within Tract B along with its buffer. The proposal with a total of five lots, including the three shadow lots located within Tract A, would arrive at a density of 4.05 dwelling units per net acre (du/ac). There is an existing house located on proposed Lot 1, which would be retained following the recording of the short plat. The project site is located within the Residential - 8 (R-8) du/ac zoning designation. The proposed lot sizes would range from 6,935 to 13,739 square feet in area. Proposed Lot 1 would continue to gain access via an existing driveway along NE 10th St. Access to proposed Lot 2 would be provided via a new 30-foot wide private access easement, extended from NE 10th St.</p>
Project Location:	980 Hoquiam Ave NE (PID# 102305-9060)
Site Area:	89,225 SF (2.05 ac) Existing Bldg. Area (gross): 2,223 SF
STAFF RECOMMENDATION:	Staff Recommends approval of the proposed Short Plat and further recommends the Environmental Review Committee issue a Determination of Non-Significance (DNS).



Project Location Map

PART ONE: PROJECT DESCRIPTION / GENERAL INFORMATION**A. Exhibits**

- Exhibit 1: Zoning and Neighborhood Detail Map
- Exhibit 2: Short Plat Plan
- Exhibit 3: Landscape Plan
- Exhibit 4: Aerial Photo of Project Site

B. General Information

1. **Owner(s) of Record:** Patricia M. Binder
980 Hoquiam Ave NE
Renton, WA 98059
2. **Zoning Designation:** Residential-8 du/ac (R-8)
3. **Comprehensive Plan Land Use Designation:** Residential Single Family (RSF)
4. **Existing Site Use:** Single Family Residential
5. **Neighborhood Characteristics:**
 - North: Single Family Residential (R-8 Zone)
 - East: Single Family Residential (R-8 Zone)
 - South: Single Family Residential (R-8 Zone)
 - West: Single Family Residential (R-8 Zone)
6. **Access:** Via an existing driveway along NE 10th St for proposed Lot 1. A new 30-foot wide private access easement extended from NE 10th St for proposed Lot 2 and proposed shadow Lots 4 and 5. Proposed shadow Lot 3 would be accessed via private driveway along NE 10th St.
7. **Site Area:** 89,225 SF (2.05 ac)

C. Historical/Background

<u>Action</u>	<u>Description</u>	<u>Land Use File No.</u>	<u>Ordinance No.</u>	<u>Date</u>
Comprehensive Plan	N/A	N/A	4924	12/5/2001
Zoning	N/A	N/A	5099	11/1/2004
Annexation	N/A	N/A	4918	10/24/2001
Binder Short Plat	Two Lot Short Plat	LUA03-052	N/A	7/1/2003

D. Project Narrative

The applicant has requested Environmental Review and Preliminary Short Plat approval for a 2 lot short plat with two tracts. Tract A would be set aside for the future development of 3 proposed shadow lots. The proposed shadow lots would allow the applicant to satisfy the minimum density requirements of the zone. Tract B would be dedicated to a wetland and buffer located on site. The subject site is 2.05-acres (89,225 SF) and is zoned Residential-8 (R-8) du/ac. The property is situated on the southeast corner of Hoquiam Ave NE and NE 10th Street. The site contains an existing single-family residence, located on proposed Lot 1, which

would be retained. The proposal for a total of five total lots, including the three shadow lots located within Tract A, would arrive at a density of 4.05 du/ac.

Proposed lot dimensions are as follows:

Table-1

Standard	Lot 1	Lot 2	Tract A		
			Lot 3 (Shadow)	Lot 4 (Shadow)	Lot 5 (Shadow)
Lot Size	8,803 SF	13,739 SF (11,061 Net SF)	11,149 SF	8,224 SF (6,424 Net SF)	6,935 SF
Lot Width	105 ft	154 ft	65 ft (avg)	60 ft	68 ft
Lot Depth	76 ft	90 ft	146 ft	101 ft	101 ft

The topography of the site is relatively flat and slopes to the south toward the wetland. No excavation is proposed for the construction of the short plat. Fill, in an estimated amount of 50 cubic yards, is proposed to be brought to site in order to accomplish the widening and frontage improvements for Hoquiam Ave NE. There are a total of 69 trees located on site of which 26 are proposed to be removed for the Hoquiam Ave NE street improvement.

E. Public Services

1. Utilities

- Water:** The site is located within the Water District 90 water service boundary.
- Sewer:** The site is served by City of Renton sewer. There is an existing 8-inch sanitary sewer main within NE 10th St and another on the east side of this site.
- Surface/Storm Water:** There are existing storm drainage facilities within NE 10th St.

- Streets:** There is currently a partially improved right-of-way along Hoquiam Ave NE for the frontage of the site. The frontage of the site, along NE 10th St, is improved.

- Fire Protection:** City of Renton Fire Department

PART TWO: ENVIRONMENTAL REVIEW

In compliance with RCW 43.21C.240, the following environmental (SEPA) review addresses only those project impacts that are not adequately addressed under existing development standards and environmental regulations.

A. Environmental Threshold Determination

Based on analysis of probable impacts from the proposal, staff recommends that the Responsible Officials:

Issue a DNS with a 14-day Appeal Period.

B. Mitigation Measures

- None

C. Environmental Impacts

The Proposal was circulated and reviewed by various City Departments and Divisions to determine whether the applicant has adequately identified and addressed environmental impacts anticipated to occur in

conjunction with the proposed development. Staff reviewers have identified that the proposal is likely to have the following probable impacts:

1. Water

a. Wetland, Streams, Lakes

Impacts: The applicant submitted with their application a Wetland Delineation Report (dated July 15, 2010) prepared by The WaterShed Company. Pursuant to the provided report, a Category 3 wetland has been identified and delineated on site. A Category 3 wetland requires a 25-foot buffer per Renton Municipal Code.

The wetland encompasses the southwest corner of the subject site and extends eastward in a narrow ditched feature across the southeastern most corner of the site. The ditched portion of the wetland serves a permanently flowing outlet and continues offsite onto the neighboring property to the east. The wetland contains a mix of vegetation, including forested, scrub-shrub, and emergent areas. Red alder, Himalayan blackberry, spirea, and willow species characterize the forested area, which is located along the eastern edge of the wetland. The scrub-shrub areas are characterized by a combination of Sitka and Pacific willow. The emergent areas are characterized by a cattail monoculture, with a reed canary grass along the fringes. Hydrology for the wetland is provided by a high groundwater table and is supplemented by precipitation.

There are no proposed impacts to the wetland as part of the proposed short plat. In order to protect the wetland on site the following mitigation measures are recommended by staff.

Mitigation Measures: None

Nexus: Not Applicable

D. Comments of Reviewing Departments

The proposal has been circulated to City Department and Division Reviewers. Where applicable, their comments have been incorporated into the text of this report and/or "Advisory Notes to Applicant."

Copies of all Review Comments are contained in the Official File and may be attached to this report.

PART THREE: ADMINISTRATIVE SHORT PLAT REVIEW

This decision on the administrative land use action is made concurrently with the environmental determination.

A. Staff Review Comments

Representatives from various City departments have reviewed the application materials to identify and address site plan issues from the proposed development. These comments are contained in the official file, and the appropriate recommendations have been incorporated into this report.

B. Consistency with Short Plat Review Criteria

Approval of a plat is based upon several factors. As demonstrated in the table below and the narrative above the proposal is consistent with all short plat criteria if all conditions of approval are met.

SHORT PLAT REVIEW CRITERIA:

1. CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The site is designated Residential Single Family (RSF) on the Comprehensive Plan Land Use Map. Lands in the RSF designation are intended for use as quality residential detached development organized into neighborhoods at urban densities. It is intended that larger subdivision, infill development, and

rehabilitation of existing housing be carefully designed to enhance and improve the quality of single-family living environments. The proposal is consistent with the following Comprehensive Plan Land Use and Community Design Element policies:

✓	Policy LU-147. Net development densities should fall within a range of 4.0 to 8.0 dwelling units per acre in Residential Single Family Neighborhoods.
✓	Policy LU-148. A minimum lot size of 5,000 square feet should be allowed on in-fill parcels of less than one acre (43,560 sq. ft.) in single-family designations. Allow a reduction on lot size to 4,500 square feet on parcels greater than one acre to create an incentive for aggregation of land. The minimum lot size is not intended to set the standard for density in the designation, but to provide flexibility in subdivision/plat design and facilitate development within the allowed density range.
✓	Policy LU-152. Single-family lot size, lot width, setbacks, and impervious surface should be sufficient to allow private open space, landscaping to provide buffers/privacy without extensive fencing, and sufficient area for maintenance activities.
✓	Policy LU-154. Interpret development standards to support new plats and infill project designs incorporating street locations, lot configurations, and building envelopes that address privacy and quality of life for existing residents.

2. COMPLIANCE WITH THE UNDERLYING ZONING DESIGNATION:

The subject site is designated **Residential-8 du/ac (R-8)** on the City of Renton Zoning Map.

Partial Compliance	<p>Density: The allowed density range in the R-8 zone is a minimum of 4.0 to a maximum of 8.0 dwelling units per acre.</p> <p><i>Staff Comment:</i> The applicant is proposing a two lot short plat along with a tract for future development which includes three shadow lots. The tract for future development is proposed in order to comply with the minimum density requirements of the zone. After subtracting approximately 30,909 square feet for the wetland on site and 4,478 square feet for the proposed access easement, which would serve two of the three proposed shadow lots (Lots 4 and 5), the net lot area is 1.236 acres (53,838 square feet). A proposal for two lots would result in a density of 1.21 du/ac and would not comply with the density requirements of the zone. Per RMC 4-2-110D, shadow platting may be used to satisfy the minimum density requirements if the applicant can demonstrate that the current development would not preclude the provision of adequate access and infrastructure to future development and would allow for the eventual satisfaction of minimum density requirements through future development. The applicant has proposed three shadow lots within Tract A to be set aside for future development which are consistent with the development standards for the R-8 zone (See Table-1 above). A total of five lots, including the three shadow lots, would arrive at a density of 4.05 dwelling units per net acre, which is within the permitted density range for the R-8 zone. Staff recommends, as a condition of approval, the applicant be required to record the depicted shadow lot lines, proposed within Tract A, prior to or concurrent with the recording of the short plat.</p>
✓	<p>Number of Dwelling Units Per Lot: The maximum number of dwelling units allowed per lot is 1 dwelling with 1 accessory dwelling unit.</p> <p><i>Staff Comment:</i> There is a single dwelling unit proposed to remain on Lot 1 which would comply with the number of dwelling units allowed per lot. The number of dwelling units for proposed Lot 2 would be verified at the time of building permit review.</p>
✓	<p>Lot Dimensions: The minimum lot size permitted in the R-8 is 4,500 square feet for lots greater than 1 acre in size and 5,000 square feet for lots 1 acre or less in size. A minimum lot width of 50 feet for interior lots and 60 feet for corner lots, as well as a minimum lot depth of 65 feet, is also required. Insofar as practical, side lot lines shall be at right angles to street lines or radial to curved street lines.</p> <p><i>Staff Comment:</i> As demonstrated in the Table-1 above, all lots meet the requirements for</p>

	<i>minimum lot size, depth, and width.</i>
✓	<p>Setbacks: The required setbacks in the R-8 zone are as follows: front yard is 15 feet for the primary structure and 20 feet for an attached garage; interior side yard is 5 feet; side yard along a street is 15 feet for the primary structure and 20 feet for an attached garage; and the rear yard is 20 feet.</p> <p>Staff Comment: The existing house, proposed to remain on Lot 1 would comply with all of the setback requirements for the R-8 zone with the exception of the front yard setback. The house is located 12 feet from the property line along NE 10th St. However, as the situation is existing and would not be altered as part of the proposed short plat, a variance would not be necessary. The setback requirements for proposed Lot 2 would be verified at the time of building permit review.</p>
✓	<p>Building Standards: Building height is restricted to 30 feet and 2-stories. Detached accessory structures must remain below a height of 15 feet and one-story. The allowed building lot coverage for lots over 5,000 SF in size in the R-8 zone is 35 percent or 2,500 SF, whichever is greater. The allowed impervious surface coverage is 75 percent.</p> <p>Staff Comment: The existing residence proposed to remain on Lot 1 has a 1,110 square foot building footprint, which would result in a lot coverage of 13 percent on the proposed 8,803 square foot lot. There is approximately 2,000 square feet of impervious surface located on proposed Lot 1 resulting in an impervious surface cover of 23 percent. The building standards for proposed Lot 2 would be verified at the time of building permit review.</p>
✓	<p>Parking: Each unit is required to accommodate off street parking for a minimum of two vehicles.</p> <p>Staff Comment: There is adequate area to accommodate required parking for two vehicles for the existing residence on proposed Lot 1. The required parking for the proposed Lot 2 would be verified at the time of building permit review.</p>
3. DESIGN STANDARDS:	
✓	<p>Lot Configuration: One of the Following is required:</p> <ol style="list-style-type: none"> 1. Lot width variation of 10 feet minimum of one per four abutting street fronting lots, or 2. Minimum of four lot sizes (minimum of 400 gross square feet size difference), or 3. A front yard setback variation of at least five feet minimum for at least every four abutting street fronting lots. <p>Staff Comment: All proposed lots, including future shadow lots, vary in size by at least 400 square feet (See Table-1 above).</p>
N/A	<p>Open Space: Provide residents with a livable community, private and public open space shall be provided. Public open spaces shall be located so that a hierarchy and/or variety of open spaces throughout the neighborhood are created.</p>
✓	<p>Residential Design: A variety of housing architectural styles have been provided and enhanced by attention to selection of exterior materials, colors, and architectural detailing.</p> <p>Staff Comment: The architectural style for the proposed Lot 2 would be verified at the time of building permit review.</p>
4. COMMUNITY ASSETS:	
✓	<p>Tree Retention: Thirty percent of the trees shall be retained in a residential development.</p> <p>Staff Comment: The site is vegetated primarily with shrubs, groundcover and 69 trees of which 26 are proposed for removal along Hoquiam Ave NE in order to accommodate required street improvements. Renton Municipal Code requires that 30 percent of the trees on site be retained. Of the 69 trees depicted the following trees are excluded for the purposes of calculating the number to be retained: 21 are located within the wetland and its buffer onsite, 7 are located with the proposed private access easement, and 26 are located within the proposed area for the widening of Hoquiam Ave NE. Therefore 30 percent retention of 15 remaining trees results in 5 protected trees. The tree inventory indicates that all 15 trees outside of the</p>

	<i>excluded area, are proposed for retention which complies with the tree retention requirement. The applicant will be required to comply with protection measures for retained trees as set forth in RMC 4-4-130H8.</i>
Not Compliant	<p>Landscaping: Ten feet of on-site landscaping is required along all public street frontages, with the exception of areas for required walkways and driveways.</p> <p>Staff Comment: Currently the site consists of a variety of vegetation, including alder, cottonwood, fruit, walnut, fir, and cedar trees outside of the wetland on site. A conceptual landscape plan was submitted with the application. The proposal includes the installation of three dogwood trees within the landscaping provided in between the street and the sidewalk along Hoquiam Ave NE. There is a 10-foot landscape strip proposed abutting the Hoquiam Ave NE. Vegetation with the landscape strip includes 3 vine maple trees and 1 Douglas fir tree. Shrubbery consists of redbud dogwood, salal, sword fern, Oregon grape, and red flowering current. While the applicant has proposed a good mixture of vegetation it is unclear as to why there are no trees located in the northern portion of the landscape strip. Additionally, the applicant has noted that existing landscaping, on site, would be used to augment the 10-foot wide landscape strip frontage requirement along NE 10th St. However, landscaping along NE 10th St was not depicted on the conceptual landscape plan. Therefore staff recommends, as a condition of approval, the applicant submit a revised landscape plan with additional trees in the northern portion of the landscape strip along Hoquiam Ave NE and depict a 10-foot wide landscape strip (existing or proposed) along NE 10th St. The revised landscape plan shall be submitted to and approved by the Current Planning Project Manager prior to short plat recording.</p>
5. COMPLIANCE WITH SUBDIVISION REGULATIONS:	
✓	<p>Access: Each lot must have access to a public street or road. Access may be by private access easement street per the requirements of the street standards.</p> <p>Staff Comment: Access to proposed Lot 1 would be gained via an existing driveway along NE 10th St. A new 30-foot wide private access easement is proposed to be extended from NE 10th St for proposed Lot 2 and proposed shadow Lots 4 and 5 along the eastern property line. Proposed shadow Lot 2 would be accessed via private driveway along NE 10th St along the western property line.</p>
N/A	Blocks: Blocks shall be deep enough to allow two tiers of lots.
N/A	Streets: The proposed street system shall extend and create connections between existing streets per the Street Standards outlined in RMC 4-6-060 Street Standards.
N/A	Alleys: Access is the preferred street pattern except for properties in the Residential Low Density land use designation.
✓	<p>Relationship to Existing Uses: The proposed project is compatible with existing surrounding uses.</p> <p>Staff Comment: The properties surrounding the subject site are single-family residences and are designated R-8 on the City's zoning map. The proposal is similar to existing development patterns in the area and is consistent with the Comprehensive Plan and Zoning Code, which encourage residential infill development.</p>
6. AVAILABILITY AND IMPACT ON PUBLIC SERVICES:	
✓	<p>Police and Fire: Sufficient resources exist to furnish services to the proposed development.</p> <p>Staff Comment: Police and Fire Prevention staff indicate that sufficient resources exist to furnish services to the proposed development; subject to the condition that the applicant provides Code required improvements and fees. In order to mitigate the proposal's potential impacts to City emergency services staff recommends as a condition of approval a Fire Mitigation Fee, based on \$488.00 per new single-family lot should be paid prior to short plat recording. The fee is <u>estimated</u> at \$488.00 (\$488.00 x 1 new lot = \$488.00) and is payable prior to the recording of the short plat. In addition street addresses shall be visible from a public street.</p>

✓	<p>Schools: The Renton School District can accommodate any additional students generated by this proposal.</p> <p><u>Staff Comment:</u> It is anticipated that the Renton School District can accommodate any additional students generated by this proposal at the following schools: Maplewood Elementary, McKnight Middle School and Hazen High School. Renton Municipal Code requires that an impact fee be assessed for each new lot in order to fund school system improvements to serve the new development within the proposed plat. In order to mitigate school impacts the applicant is required to pay school impact fees per RMC 4-1-160.D, to the City of Renton, on behalf of the Renton School District. The fee for the proposed plat is <u>estimated</u> at \$6,310 (\$6,310.00 x 1 new lot = \$6,310) and is payable at the time of building permit approval.</p>
✓	<p>Storm Water: An adequate drainage system shall be provided for the proper drainage of all surface water.</p> <p><u>Staff Comment:</u> The project site is located in the May Creek drainage basin within the Cedar River/Lake Washington watershed. Currently surface water runoff from the site disperses via sheet flow through the lawn and pasture area and collects in the wetland on site. Drainage along Hoquiam Ave NE is currently collected in an existing below grade pipe and inlet system. There are currently two catch basins which collect runoff from the eastern half of Hoquiam Ave NE from the intersection of NE 10th St. The applicant submitted a drainage report, prepared by CPH Consultants (August 27, 2010). The report states that less than 2,000 square feet of new impervious area for the proposed off-site frontage improvements are required. On-site impervious area for the new home site is assumed to be 4,000 square feet. The applicant is proposing to use full dispersion for surface water runoff, in accordance with the King County Surface Water Design Manual, as amended by the City of Renton. No formal flow control facilities are required for the two lot short plat. However, if the site should be redeveloped to reach its maximum density, a formal storm drainage facility would be required with the future design to serve the existing and future lots. Additionally, water quality treatment is not required since the project does not exceed the 5,000 square foot threshold for new pollution generating impervious surfaces.</p> <p>Staff concurs with the assumptions and analysis within the provided report.</p>
✓	<p>Water and Sanitary Sewer: The sewer and water distribution system including the locations of fire hydrants shall be designed and installed in accordance with City standards.</p> <p><u>Staff Comment:</u> The site is served by the Water District 90. A Certificate of Water Availability from the Water District 90 was submitted with the application.</p> <p>The site is served by City of Renton sewer. There is an existing 8-inch sanitary sewer main within NE 10th St. Installation of individual side sewer by the developer is required prior to recording the short plat; dual side sewers are not allowed. The minimum slope for side sewers is 2 percent. Sanitary Sewer System Development Charges are based on the size of the meters. Payment of this fee will be required prior to issuance of utility construction permits, and prior to recording the short plat.</p>
7. COMPLIANCE WITH CRITICAL AREA REGULATIONS:	
Partial Compliance	<p><u>Staff Comment:</u> The applicant submitted with their application a Wetland delineation Report (dated July 15, 2010) prepared by The WaterShed Company. Pursuant to the provided report, a Category 3 wetland has been identified and delineated on site. A Category 3 wetland requires a 25-foot buffer per Renton Municipal Code.</p> <p>The wetland encompasses the southwest corner of the subject site and extends eastward in a narrow ditched feature across the southeastern most corner of the site. The ditched portion of the wetland serves a permanently flowing outlet and continues offsite onto the neighboring property to the east. The wetland contains a mix of vegetation, including forested, scrub-shrub, and emergent areas. Red alder, Himalayan blackberry, spirea, and willow species characterize</p>

the forested area, which is located along the eastern edge of the wetland. The scrub-shrub areas are characterized by a combination of Sitka and Pacific willow. The emergent areas are characterized by a cattail monoculture, with a reed canary grass along the fringes. Hydrology for the wetland is provided by a high groundwater table and is supplemented by precipitation.

There are no proposed impacts to the wetland as part of the proposed short plat. In order to protect the wetland on site the following conditions of approval are recommended by staff.

1. The applicant shall establish and record a permanent and irrevocable easement on the property title of the tract containing the critical area and its buffer prior to short plat recording. The protective easement shall be held by current and future property owners, shall run with the land, and shall prohibit development, alteration, and disturbance within the easement except for purposes of habitat enhancement as part of an enhancement project. The enhancement project shall receive prior written approval from the City, and from any other agency with jurisdiction over such activity.
2. A covenant shall be placed on the tract restricting its separate sale prior to short plat recording. Each abutting lot owner, within the short plat, shall have an undivided interest in the tract.
3. The common boundary between the native growth protection tract and the abutting land must be permanently identified. This identification shall include a permanent wood split rail fence and wood or metal signs on treated or metal posts. The permanent wood split rail fence and signs shall be installed prior to short plat recording.
4. The following note shall appear on the face of the short plat and shall also be recorded as a covenant running with the land on the title of record for all affected lots on the title: "MAINTENANCE RESPONSIBILITY: All owners of lots created or benefited from this City action abutting or including a native growth protection tract are responsible for maintenance and protection of the tract. Maintenance includes ensuring that no alterations occur within the tract and that all vegetation remains undisturbed unless the express written authorization of the City has been received."

C. Findings

Having reviewed the written record in the matter, the City now enters the following:

1. **Request:** The Applicant has requested Administrative Short Plat Approval and Environmental Review for Binder/Sibley Short Plat, LUA 10-066, SHPL-A, ECF.
2. **Environmental Review:** The City's Environmental Review Committee (ERC) has reviewed the proposal and issued a Determination of Non-Significance (DNS).
3. **Application:** The applicant's Short Plat application complies with the requirements for information necessary for short plat review. The applicant's plans are attached to this report.
4. **Comprehensive Plan:** The subject site is designated Residential Single Family (RSF).
5. **Zoning:** The site is zoned Residential - 8 (R-8).
6. **Subdivision Regulations:** The proposal is subject to the requirements established by the City's Subdivision Regulations provided.
7. **Existing Land Uses:** The short plat is consistent with development and uses surrounding the subject site, including: **North:** Residential Single Family (zoned R-8); **East:** Residential Single Family (zoned R-8); **South:** Residential Single Family (zoned R-8); and **West:** Residential Single Family (zoned R-8).
8. **System Development Charges:** Development Charges and a Sewer System Development Charges, at the current applicable rates, will not be required for the existing residence.

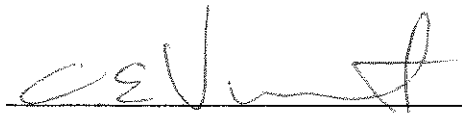
D. Conclusions

1. The subject site is located in the Residential Single Family (RSF) comprehensive plan designation and complies with the goals and policies established with this designation.
2. The subject site is located in the Residential-8 du/ac (R-8) zoning designation and complies with the zoning and development standards established with this designation provided the applicant complies with City Code and conditions of approval.
3. The City's Environmental Review Committee (ERC) has reviewed the proposal and issued a Determination of Non-Significance (DNS).
4. The proposed two lot short plat complies with the subdivision regulations as established by City Code and state law provided all advisory notes and conditions are complied with.

E. Decision

The Binder/Sibley Short Plat, File No. LUA10-066, ECF, SHPL-A is **approved** subject to the following conditions:

1. The applicant shall be required to record the shadow lot lines, proposed within Tract A, prior to or concurrent with the recording of the short plat.
2. The applicant shall submit a revised landscape plan with additional trees in the northern portion of the landscape strip along Hoquiam Ave NE and depict a 10-foot wide landscape strip (existing or proposed) along NE 10th St. The revised landscape plan shall be submitted to and approved by the Current Planning Project Manager prior to short plat recording.
3. The applicant shall pay a Fire Mitigation Fee, based on \$488.00 per new single-family lot should be paid prior to short plat recording. The fee is estimated at \$488.00 (\$488.00 x 1 new lot = \$488.00) and is payable prior to the recording of the short plat. In addition street addresses shall be visible from a public street.
4. The applicant shall establish and record a permanent and irrevocable easement on the property title of the tract containing the critical area and its buffer prior to short plat recording. The protective easement shall be held by current and future property owners, shall run with the land, and shall prohibit development, alteration, and disturbance within the easement except for purposes of habitat enhancement as part of an enhancement project. The enhancement project shall receive prior written approval from the City, and from any other agency with jurisdiction over such activity.
5. A covenant shall be placed on the tract restricting its separate sale prior to short plat recording. Each abutting lot owner, within the short plat, shall have an undivided interest in the tract.
6. The common boundary between the native growth protection tract and the abutting land must be permanently identified. This identification shall include a permanent wood split rail fence and wood or metal signs on treated or metal posts. The permanent wood split rail fence and signs shall be installed prior to short plat recording.
7. The following note shall appear on the face of the short plat and shall also be recorded as a covenant running with the land on the title of record for all affected lots on the title: "MAINTENANCE RESPONSIBILITY: All owners of lots created or benefited from this City action abutting or including a native growth protection tract are responsible for maintenance and protection of the tract. Maintenance includes ensuring that no alterations occur within the tract and that all vegetation remains undisturbed unless the express written authorization of the City has been received.

**C.E. "Chip" Vincent, Planning Director**10/13/10
Date

TRANSMITTED this 11th day of October 2010 to the Contact/Applicant/Owner:

Owner:

Patricia M. Binder
980 Hoquiam Ave NE
Renton, WA 98059

Applicant:

Chris Sibley
980 Hoquiam Ave NE
Renton, WA 98059

Contact:

Craig Krueger
DBA Community Land Planning
733 7th Ave #100
Kirkland, WA 98033

TRANSMITTED this 11th day of October 2010 to the Parties of Record:
None

TRANSMITTED this 11th day of October 2010 to the following:

Neil Watts, Development Services Director
Larry Meckling, Building Official
Kayren Kittrick, Development Services
Jennifer Henning, Current Planning
Fire Marshal
Renton Reporter

Land Use Action Appeals, Request for Reconsideration, & Expiration

The Environmental Determination and the Administrative Short Plat decisions will become final if the decisions are not appealed within 14 days of the decision date.

Environmental Determination Appeal: Appeals of the environmental determination must be filed in writing to the Hearing Examiner on or before 5:00 p.m., October 29, 2010.

Administrative Site Development Plan Approval Appeal: Appeals of the administrative site development plan review decision must be filed in writing to the Hearing Examiner on or before 5:00 p.m. on October 29, 2010.

APPEALS: An appeal of the decision(s) must be filed within the 14-day appeal period (RCW 43.21.C.075(3); WAC 197-11-680). Renton Municipal Code Section 4-8-110.B governs appeals to the Hearing Examiner. Appeals must be filed in writing together with the \$250.00 application fee to Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Additional information regarding the appeal process may be obtained from the City Clerk's Office, Renton City Hall - 7th Floor, (425) 430-6510.

RECONSIDERATION: Within 14 days of the decision date, any party may request that a decision on a short plat be reopened by the Administrator (Decision-maker). The Administrator (Decision-maker) may modify his decision if material evidence not readily discoverable prior to the original decision is found or if he finds there was misrepresentation of fact. After review of the reconsideration request, if the Administrator (Decision-maker) finds sufficient evidence to amend the original decision, there will be no further extension of the appeal period. Any person wishing to take further action must file a formal appeal within the 14-day appeal timeframe.

EXPIRATION: The Administrative Site Development Plan Review decision will expire two (2) years from the date of decision. A single two (2) year extension may be requested pursuant to RMC 4-9-200L.2.

THE APPEARANCE OF FAIRNESS DOCTRINE: provides that no ex parte (private one-on-one) communications may occur concerning the land use decision. The Doctrine applies not only to the initial decision, but to Appeals

THE APPEARANCE OF FAIRNESS DOCTRINE: provides that no ex parte (private one-on-one) communications may occur concerning the land use decision. The Doctrine applies not only to the initial decision, but to Appeals to the Hearing Examiner as well. All communications after the decision/approval date must be made in writing through the Hearing Examiner. All communications are public record and this permits all interested parties to know the contents of the communication and would allow them to openly rebut the evidence in writing. Any violation of this doctrine could result in the invalidation of the appeal by the Court.

ADVISORY NOTES TO APPLICANT

The following notes are supplemental information provided in conjunction with the administrative land use action.

Because these notes are provided as information only, they are not subject to the appeal process for the land use actions.

Planning:

1. RMC section 4-4-030.C.2 limits haul hours between 8:30 am to 3:30 pm, Monday through Friday unless otherwise approved by the Development Services Division. The Development Services Division reserves the right to rescind the approved extended haul hours at any time if complaints are received.
2. The applicant will be required to comply with protection measures for retained trees as set forth in RMC 4-4-130H8.

Water:

1. The project will need to provide domestic service, and fire service to serve the proposed development.
2. Per the City Fire Marshal, the preliminary fire flow requirement for a single family home is 1,000 gpm minimum for dwellings up to 3,600 square feet (including garage and basements). If the dwelling exceeds 3,600 square feet, a minimum of 1,500 gpm fire flow would be required. A minimum of one fire hydrant is required within 300-feet of the proposed buildings and two hydrants if the fire flow goes up to 1,500 gpm.
3. Lateral spacing of fire hydrants is predicated on hydrants being located at street intersections.
4. Additional fire hydrants may be required to be installed. The project will need to bring any existing fire hydrants up to current code if not existing.

Sewer:

1. There is an existing 8" sanitary sewer main NE 10th St. See City of Renton drawing #S3278 As-Built.
2. There is an existing 8" sanitary sewer main on the east side of this site. See City of Renton drawing #S3278 As-Built.
3. The proposed project needs to show how they propose to serve the new development with individual sanitary sewer service to each and all of the lots.
4. Dual side sewers are not allowed.
5. The Sanitary Sewer System Development Charges are based on the size of the (each and all) domestic water meter(s). These fees are collected at the time a construction permit is issued.

Surface Water:

1. There are existing storm drainage facilities in NE 10th St. See drawing # R3278.
2. The conceptual storm drainage plan needs to address how the roof runoff from the new lots will be handled.
3. The Surface Water SDC fees are \$1,012 per lot. These fees are collected at the time a construction permit is issued.

Transportation:

1. Street improvements including, curb, gutter, an 8' planter strip, sidewalk (adjacent to property line) and paving will be required to be installed on Hoquiam Ave NE across the full frontage of the parcel being developed. The project needs to match existing.
2. Power needs to be underground (referring to house facing NE 10th St.
3. Status of the corner radius right of way dedication needs to be verified.
4. Driveway approach shall be a minimum 5' separation from property line.
5. All new electrical, phone, and cable services and lines must be undergrounded. The construction of these franchise utilities must be inspected and approved by a City of Renton public works inspector prior to recording the plat.

Fire:

1. The fire flow requirement for a single family home is 1,000 gpm minimum for dwellings up to 3,600 square feet (including garage and basements). If the dwelling exceeds 3,600 square feet, a minimum 1,500 gpm fire flow would be required. A minimum of one fire hydrant is required within 300-feet of the proposed buildings and two hydrants if the fire flow goes up to 1,500 gpm. It appears that there is up to three existing hydrants that will meet the minimum requirements. A
2. Fire department access roadways are adequate.

Property Services:

1. See attached.

D6 - 03 T23N R5E E 1/2

E6 - 10 T23N R5E W 1/2

E7 - 11 T23N R5E W 1/2

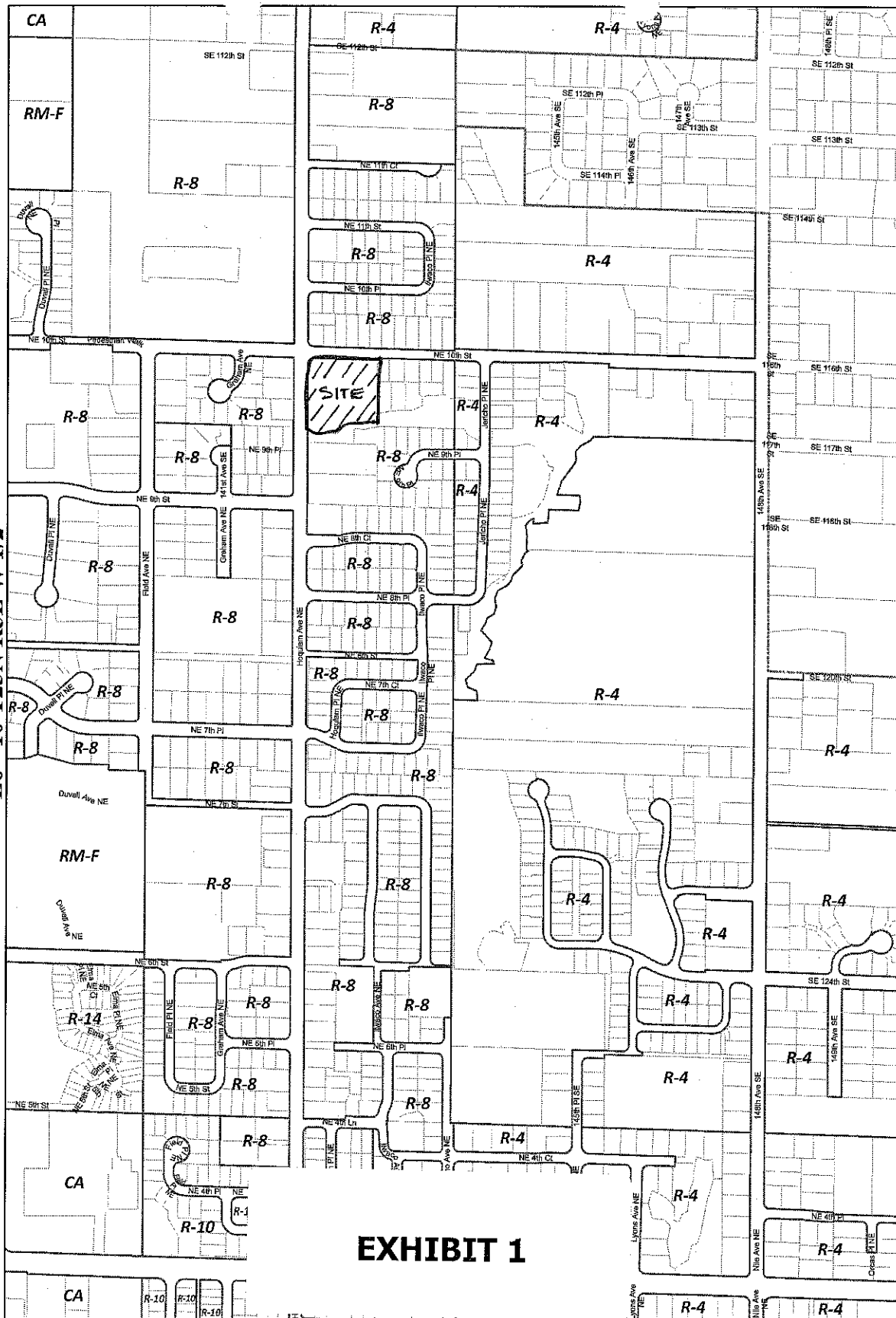


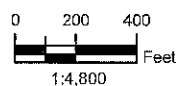
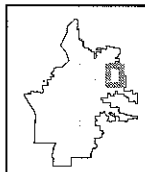
EXHIBIT 1

ZONING MAP BOOK
PW TECHNICAL SERVICES
PRINTED ON 11/13/09

This document is a graphic representation, not
guaranteed to survey accuracy, and is based on
the best information available as of the date shown.
This map is intended for City display purposes only.



F6 - 15 T23N R5E E 1/2



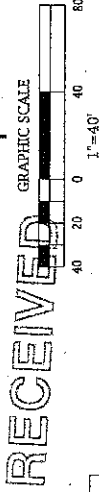
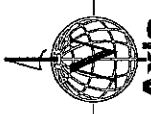
E6

10 T23N R5E E 1/2

BINDER/SIBLEY PRELIMINARY SHORT PLAT

City of Renton
Planning Division

SEP - 8 2010



LEGAL DESCRIPTION

LOT 1 AND TRACT 3 WELAND SHORT PLAT NO. LWA-03-002-SHPL, RECORDED JULY 21, 2004 UNDER RECORDING NO. 20040721000001, RECORDS OF KING COUNTY, WASHINGTON.

RECORD MATTERS

SUBJECT TO FACILITY CHARGES, IF ANY, INCLUDING BUT NOT LIMITED TO HOOD-UP OR CONNECTION CHARGES AND LATECOMER CHARGES FOR SEWER, WATER AND PUBLIC UTILITIES OF CITY OF RENTON AS DISCLOSED IN INSTRUMENT UNDER RECORDING NO. 8612031455 (BLANKET CONDITIONS - NOT SHOWN)

SUBJECT TO THE RIGHT TO MAKE NECESSARY SLOPES FOR CUTS AND FILLS UPON S390 PREMISES FOR ROAD PURPOSES AS GRANTED BY DEED UNDER RECORDING NO. 3265339 (BLANKET CONDITIONS - NOT SHOWN)

SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, AND/OR EASEMENTS PER INSTRUMENT UNDER RECORDING NO. 20040721000001 (BLANKET CONDITIONS - NOT SHOWN)

SUBJECT TO ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES AND/OR PROMISSES SHOWN ON THE BINDER SHORT PLAT NO. LWA-03-002-SHPL UNDER RECORDING NO. 20040721000001

SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF PER INSTRUMENT UNDER RECORDING NO. 20070210001911

SURVEY NOTES

EASEMENT AND LEGAL DESCRIPTION ARE BASED ON THE SURVEYOR'S GUARANTEE BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. 4209-181204, DATED AUGUST 12, 2010, AT 7:30 A.M.

TOPOGRAPHY SHOWN HEREIN IS A BLEND OF DATA IN THE RIGHT-OF-WAY ACQUIRED BY A.S. AND ADDITIONAL DATA PROVIDED TO AXIS BASED ON PREVIOUS WORK BY OTHERS. ALL DATA SHOULD BE CONSIDERED NEAR AND APPROXIMATE AND IS PRODUCED FOR THE PURPOSES OF PRELIMINARY PLAT SUBMITTAL ONLY.

UNDERGROUND UTILITIES WERE LOCATED BASED ON THE SURFACE EVIDENCE OF UTILITIES (EXISTING PAINT MARKS, SAW CUTS IN PAVEMENT, COVERS, LIDS, ETC.) AND AS-BUILT SPRAWLS WERE NOT PROVIDED SPECIALLY FOR THIS SURVEY.

THIS TOPOGRAPHY SURVEY AND THE UNDERGROUND ROUTING OF REPORTED BURIED UTILITIES HAS NOT BEEN VERIFIED OR CONFIRMED WITH THE UTILITY PURVEYOR. ADDITIONAL UTILITY INFORMATION FOR THE UNDERGROUND UTILITY LOCATION PART MAPPING WILL BE REQUIRED PRIOR TO ANY CONSTRUCTION.

INSTRUMENTATION FOR THIS SURVEY WAS A LEICA T103 TOTAL STATION. PROCEDURES USED IN THIS SURVEY WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090.

EVIDENCE OF OCCUPATION OF LAND (FOR EXAMPLE, FENCES, STRUCTURES, PAVING, GRAVELL DRIVEWAYS, ETC.) AND AREAS ON THE SURVEY APPEARING TO BE UNOCCUPIED ARE SHOWN ON THIS DRAWING. THERE ARE NO CLAIMS OF ADVERSE INTERESTS OR OTHER RIGHTS IN THE LAND HAVE DISCREPANCIES BETWEEN THE BEEDED BOUNDARY LINES AND CERTAIN EVIDENCE OF OCCUPATION. WHERE DISCREPANCIES EXIST, AXIS RECOMMENDS THAT THE OWNER OR OCCUPANT OF THE LAND CONSULT WITH A PROFESSIONAL SURVEYOR TO RESOLVE ANY POTENTIAL BOUNDARY DISPUTES.

THE INFORMATION DERIVED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY OF THE LAND ON OR ABOUT 12-20-2010 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.

REFERENCES

BINDER SHORT PLAT NO. LWA-03-002-SHPL, RECORDED JULY 21, 2004 UNDER RECORDING NO. 20040721000001, RECORDS OF KING COUNTY, WASHINGTON.

KING COUNTY ASSESSOR'S MAP FOR THE NW 1/4, SEC. 10, TWP. 23N., RGE. 5E., W.M.

SW 1/4, NW 1/4, SEC. 10, TWP. 23N., RGE. 5E., W.M.
CITY OF RENTON, KING COUNTY, WASHINGTON



10005 NE 126th St.
Bellevue, WA 98004
TEL 425.628-4700
FAX 425.628-4700

JOB NO. 10055

DATE 8/18/2010

CHECKED BY

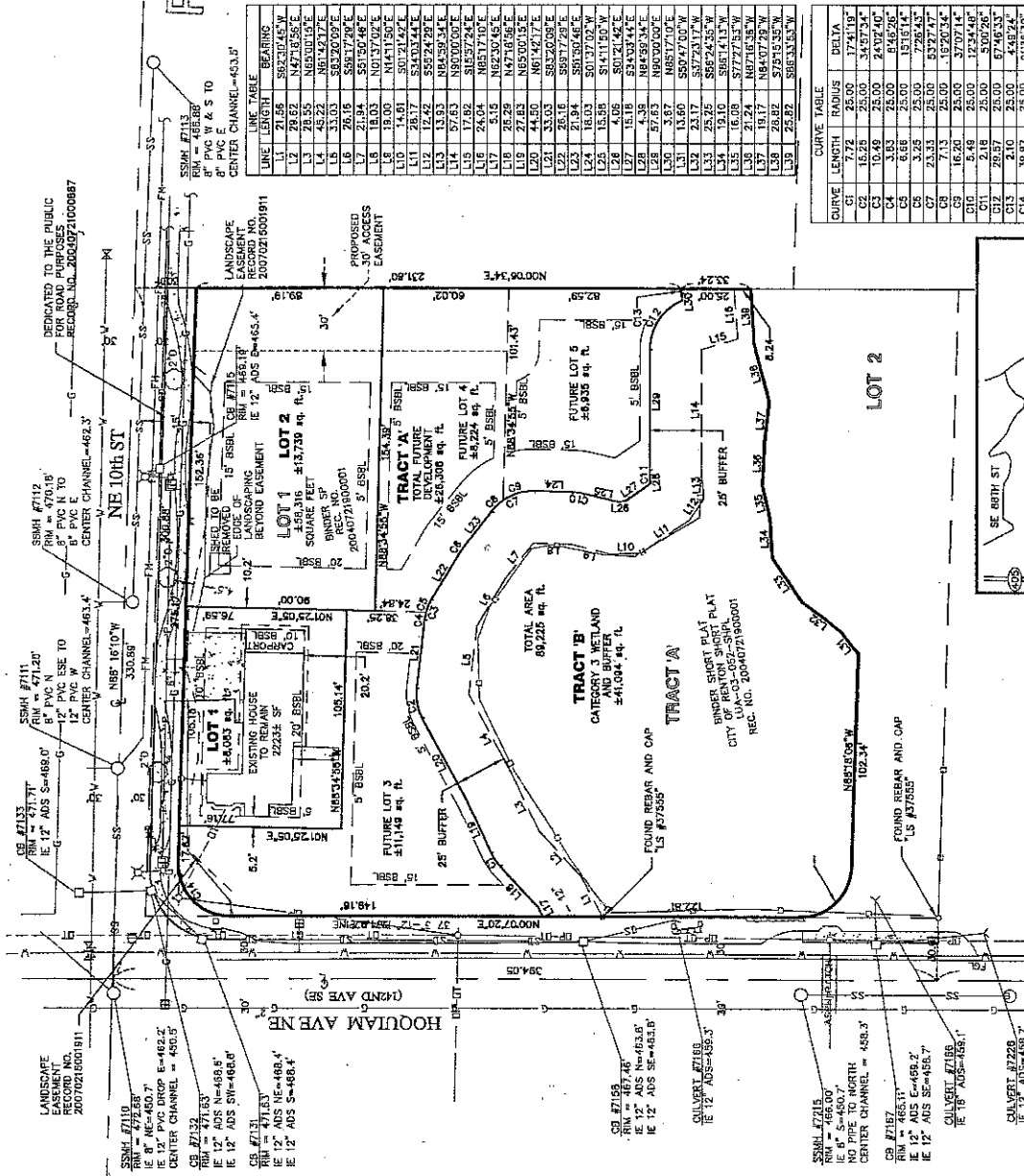
DRAWN BY

AWG

SCALE

1"=40'

SHEET 1 OF 1



DATE/BASS OF BEARINGS

BEARINGS FOR THIS SURVEY SHORT PLAT NO. LWA-03-002-SHPL, RECORDED JULY 21, 2004 UNDER RECORDING NO. 20040721000001, RECORDS OF KING COUNTY, WASHINGTON.

ORIGINATING BENCHMARK: PT #197 - CHISELED SQUARE IN SE CORNER OF LOT 1, BINDER SHORT PLAT NO. LWA-03-002-SHPL, RECORDED JULY 21, 2004 UNDER RECORDING NO. 20040721000001.

VERTICAL DATUM: NAVD 88

ELEVATION: 472.66'

NOTES

THIS SURVEY WAS PERFORMED FOR THE CITY OF RENTON. ZONING MAP PUBLISHED ON THE CITY OF RENTON WEBSITE.

4 PROPOSED LOTS:

LOT 1: 20,000 SQ. FT.

LOT 2: 20,000 SQ. FT.

LOT 3: 20,000 SQ. FT.

LOT 4: 20,000 SQ. FT.

LOT 5: 20,000 SQ. FT.

LOT 6: 20,000 SQ. FT.

LOT 7: 20,000 SQ. FT.

LOT 8: 20,000 SQ. FT.

LOT 9: 20,000 SQ. FT.

LOT 10: 20,000 SQ. FT.

LOT 11: 20,000 SQ. FT.

LOT 12: 20,000 SQ. FT.

LOT 13: 20,000 SQ. FT.

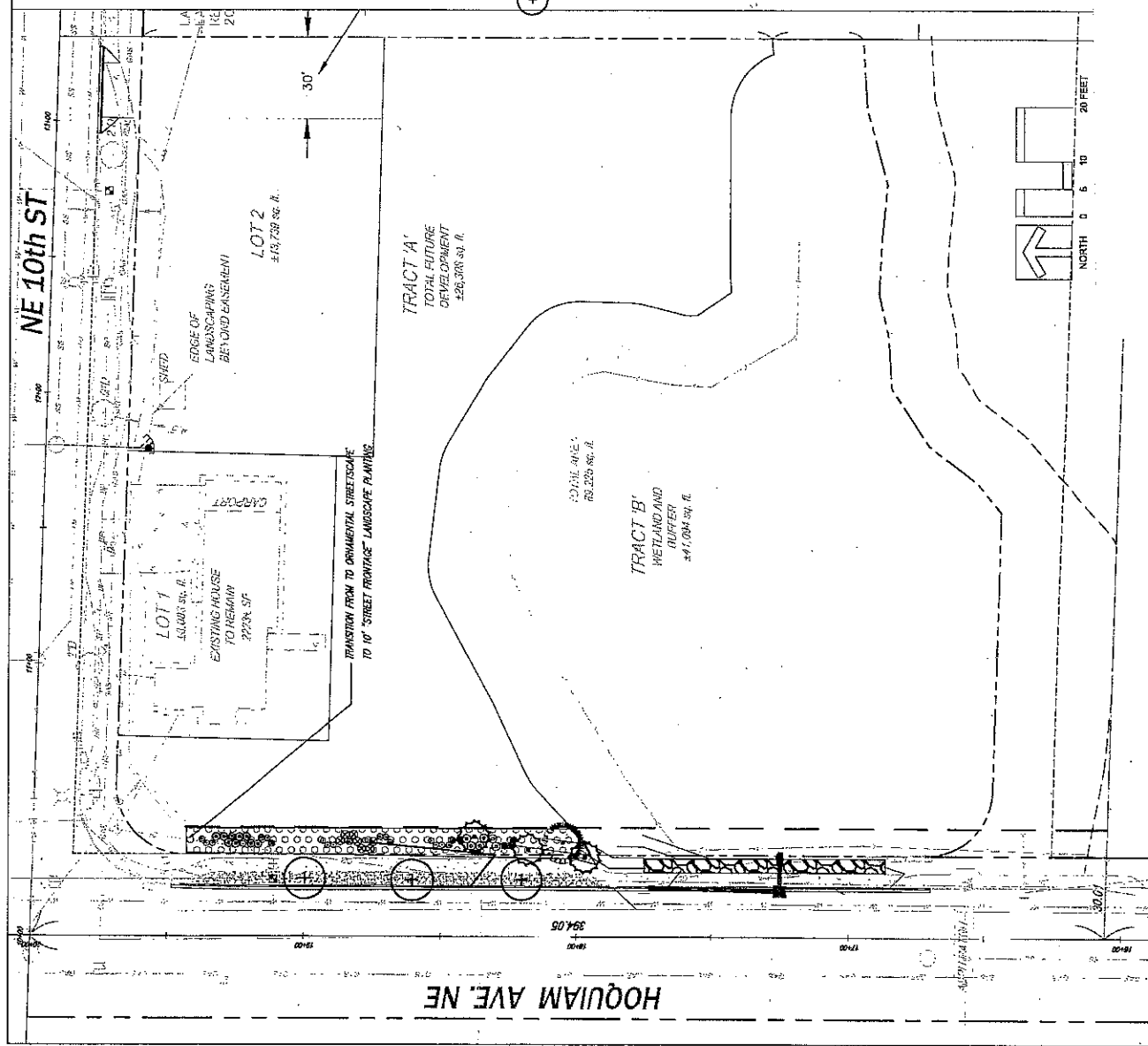
EXHIBIT 2

NTS

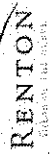
City of Renton
Planning Division

BINDER SIBLEY
BINDER SIBLEY
RENTON
CONTACT

GARDEN COURT
DESIGN
LANDSCAPE ARCHITECTS LTD.

[illegible]

LUA10-066 Binder/Sibley Short Plat



269.2 134.60 269.2 F

City of Renton, Washington

Legend

Lakes and Rivers

Parcels

Street Names

Rights of Way

Streets

Roads

Jurisdictions

Bellevue

Des Moines

Issaquah

Kent

King County

Mercer Island

Newcastle

RENTON

SeaTac

Seattle

Tukwila

Aerial (March 2010)

Red: Band_1

Green: Band_2

Blue: Band_3

1: 1,615

@ 8.5" x 11"

Notes

Enter Map Description

om an Internet mapping site and
ir on this map may or may not be
ite, current, or otherwise reliable.
O BE USED FOR NAVIGATION

EXHIBIT 4

M E M O R A N D U M

DATE: October 6, 2010
TO: Rocale Timmons
FROM: Sonja J. Fesser *SJF*
SUBJECT: Binder/Sibley Short Plat, LUA-10-066-SHPL
Format and Legal Description Review

Bob Mac Onie and I have reviewed the above referenced short plat submittal and have the following comments:

Comments for the Applicant:

Information needed for final short plat approval includes the following:

Note the City of Renton land use action number and land record number, LUA-10-066-SHPL and LND-20-0561 respectively, on the final short plat submittal. The type size used for the land record number should be smaller than that used for the land use action number.

Show two ties to the City of Renton Survey Control Network. The geometry will be checked by the city when two ties are provided (show ties to Survey Control Network Mons and Mon numbers.)

Provide sufficient information to determine how the short plat boundary was established.

Provide short plat and lot closure calculations.

Indicate what has been, or is to be, set at the new corners of the lots and tracts.

Note what was found when visiting the existing monuments.

Note discrepancies between bearings and distances of record and those measured or calculated, if any.

Note that the adjoining properties, easterly and southerly of proposed Lot 2 and Tracts 'A' and 'B', are platted (note the plat name and lot numbers on the short plat drawing).

Note the addresses for both lots on the short plat submittal. The address for proposed Lot 2 will be provided by the city as soon as possible.

On the final short plat submittal, remove all references to utilities facilities (utilities lines, culverts, manholes, catch basins, etc.) and other items not directly impacting the subdivision. These items are provided only for preliminary short plat approval.

Remove the "ZONING" block from Sheet 1 of 1.

Remove the building setback lines from all lots and tracks.

Remove the future lot lines within Tract 'A', since the configuration of the lots could change before said lot lines are finally defined. Also, remove the "3 FUTURE DEVELOPMENT LOTS" block.

Remove the second item under "SURVEY NOTES". Said item does not directly impact the short plat.

Do note encroachments, if any.

All vested owner(s) of the subject short plat, at the time of recording, need to sign the final short plat submittal. Include notary blocks as needed.

Note an appropriate declaration block on Sheet 1 of 2, and title it "OWNER'S DECLARATION".

The City of Renton Administrator of Public Works is the only city official who signs the short plat submittal. Provide an appropriate approval block and signature line for his use. Pertinent King County approval blocks are also needed as required.

Is a Native Growth Protection Easement needed for this short plat submittal?

Note that if there are easements, restrictive covenants or agreements to others (City of Renton, etc.) as part of this subdivision, they can be recorded concurrently with the short plat. The short plat drawing and the associated document(s) are to be given to the Project Manager as a package. Reference(s) to the associated document(s) are to be noted on the short plat drawing and provide spaces for the recording numbers thereof.

If there is a new private easement proposed with this short plat, note on the drawing: "Area for new private (utilities, access, etc.) easement". Said private easements are established when the conveying document(s) include a statement about the together with and/or subject to specific easement rights.

Add the following Declaration of Covenant language on the face of the subject drawing, if the previous paragraph applies:

DECLARATION OF COVENANT:

The owner of the land embraced within this short plat, in return for the benefit to accrue from this subdivision, by signing hereon covenants and agrees to convey the beneficial interest in the new easement shown on this short plat to any and all future purchasers of the lots, or of any subdivisions thereof. This covenant shall run with the land as shown on this short plat.

If a new private easement is required, then a "NEW PRIVATE EASEMENT FOR INGRESS, EGRESS & UTILITIES MAINTENANCE AGREEMENT" statement should be noted on the short plat submittal. See the attachment.

It should be noted that, pursuant to RCW 58.17.060 (1), a future subdivision of Tract A within the five year period following recording of the short plat would be by PLAT.

Fee Review Comments:

The Fee Review sheet for this review of the preliminary short plat is provided for your use and information.

Title for both of the following paragraphs:

NEW PRIVATE EASEMENT FOR INGRESS, EGRESS & UTILITIES
MAINTENANCE AGREEMENT

Use the following paragraph if there are two or more lots participating in the agreement:

NOTE: NEW PRIVATE EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES IS TO BE CREATED UPON THE SALE OF LOTS SHOWN ON THIS SHORT PLAT. THE OWNERS OF LOTS _____ SHALL HAVE AN EQUAL AND UNDIVIDED INTEREST IN THE OWNERSHIP AND RESPONSIBILITY FOR MAINTENANCE OF THE PRIVATE ACCESS EASEMENT APPURTENANCES. THESE APPURTENANCES AND MAINTENANCE RESPONSIBILITIES INCLUDE THE REPAIR AND MAINTENANCE OF THE PRIVATE ACCESS ROAD, DRAINAGE PIPES, AND STORM WATER QUALITY AND/OR DETENTION FACILITIES WITHIN THIS EASEMENT, PRIVATE SIGNAGE, AND OTHER INFRASTRUCTURE NOT OWNED BY THE CITY OF RENTON OR OTHER UTILITY PROVIDERS. MAINTENANCE COSTS SHALL BE SHARED EQUALLY. PARKING ON THE PAVING IN THE ACCESS EASEMENT IS PROHIBITED, UNLESS PAVEMENT WIDTH IS GREATER THAN 20 FEET.

Use the following paragraph if there is one lot subject to the agreement:

NOTE: NEW PRIVATE EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES IS TO BE CREATED UPON THE SALE OF LOTS SHOWN ON THIS SHORT PLAT. THE OWNER OF LOT _____ SHALL HAVE OWNERSHIP AND RESPONSIBILITY FOR MAINTENANCE OF THE PRIVATE ACCESS EASEMENT APPURTENANCES. THESE APPURTENANCES AND MAINTENANCE RESPONSIBILITIES INCLUDE THE REPAIR AND MAINTENANCE OF THE PRIVATE ACCESS ROAD, DRAINAGE PIPES, AND STORM WATER QUALITY AND/OR DETENTION FACILITIES WITHIN THIS EASEMENT, PRIVATE SIGNAGE, AND OTHER INFRASTRUCTURE NOT OWNED BY THE CITY OF RENTON OR OTHER UTILITY PROVIDERS. MAINTENANCE COSTS SHALL BE SHARED EQUALLY. PARKING ON THE PAVING IN THE ACCESS EASEMENT IS PROHIBITED, UNLESS PAVEMENT WIDTH IS GREATER THAN 20 FEET.